

**Christian County
Planning and Zoning Commission Minutes
July 20, 2015**

Chairperson Christie Hirsch called the meeting to order at 7:00 PM and called for Secretary Brenda Hobbs to call roll. All members were present with the exception of Miranda Beadles who was excused. A quorum was present.

Chairperson Christie Hirsch called for a review of the June 15, 2015 minutes. Michael White stated it was Matthew Aton that made the motion to adjourn instead of himself. Michael White made a motion to approve the minutes with the amendment. Brenda Hobbs 2nd the motion. The vote was unanimous. The minutes were approved with the amendment.

Chairperson Christie Hirsch explained the meeting process and swore in the witnesses.

No Old Business

Hearings

Chairperson Christie Hirsch called for the staff report on Case No. 2015-0155 Ron & Pam Kisse / Mitch Smith, Proposed Rezoning from R-1 (Suburban Residence) to C-1 (Neighborhood Commercial), 3200 N. Highway NN, Ozark. Todd Wiesehan gave the report. Chairperson Christie Hirsch called for the applicant or a representative to come forward and present their case. Mitch Smith came forward and stated he has been sworn in. Mr. Smith stated that his business is currently located in Nixa but he and his family has always wanted to locate it in Ozark. Mr. Smith stated his business is a light service business that specializes in security, automation, audio and video. The business has very few clients a month and it is by appointment only. Sue Ann Childers asked if Mr. Smith and his family were going to live in the house. Mr. Smith stated the house would be used as an office for his business. Brenda Hobbs questioned what the garage would be used for. Mr. Smith stated it would be used for storage. Phil Short questioned if the service vans would be parked on the property at night. Mr. Smith stated they would be parked there at night starting around 4:30 pm. Evan Deshong came forward and stated he had been sworn in. Mr. Deshong stated he was the realtor for Ron and Pam Kisse who could not attend the meeting because they are out of town. Mr. Deshong stated that the Kisse's would like for this rezoning to be granted. Jim Bolin came forward and stated he had been sworn in and he represents Mr. Smith. Mr. Bolin stated that over the years he has seen the natural progression to commercial along the major corridors like Highway NN. Chairperson Christie Hirsch called for comments or questions from the gallery. Robert Merritt came forward and stated he had been sworn in and expressed concern about the commercial zoning in a mainly residential area and traffic. Mr. Merritt stated that most of the commercial in the area is on the west side of Highway NN. Robert Pinegar came forward and stated he had been sworn in. Mr. Pinegar expressed concern about the traffic and the accidents that have occurred in the area. Mr. Pinegar questioned why the property had to be rezoned. Chairperson Christie Hirsch explained the property had to be rezoned under the regulations. Discussion was held on where the water would come from if there was a fire in the area. Evan Deshong returned to the podium and stated he had been sworn in. Mr. Deshong stated the vehicles for this business will not impact the traffic as much as the neighboring subdivision that is being developed. Discussion was held on the septic system and

the traffic. Phil Short questioned if the business is open five days a week or on the weekends. Mr. Deshong stated it was only open five days a week. Discussion was held among the Commission and the staff concerning Highway NN being a commercial corridor. Discussion was also held on the required hard surface parking and the access to the property. Chairperson Christie Hirsch closed the public portion of the hearing and called for a motion if the Commission had no further discussion. Michael White made a motion to recommend approval. Matthew Aton 2nd the motion. The roll call vote was unanimous.

No New Business

No Closed Session

Adjournment

Phil Short made a motion to adjourn. Vance Jenkins 2nd the motion. The meeting adjourned at 7:45 PM.

Todd M. Wiesehan, Administrator
Christian County Planning & Zoning

Brenda Hobbs, Secretary
Christian County Planning & Zoning Commission